

**OFFICE OF THE CITY MANAGER  
LITTLE ROCK, ARKANSAS**

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**BOARD OF DIRECTORS COMMUNICATION  
JULY 15, 2014 AGENDA**

<b>Subject:</b>	<b>Action Required:</b>	<b>Approved By:</b>
<p>An ordinance establishing a Planned Zoning District titled PB General Barrow Road Short-Form PD-C (Z-1481-A), located on the West side of John Barrow Road in the 3500 Block of John Barrow Road.</p> <p><b>Submitted By:</b></p> <p>Planning &amp; Development Department</p>	<p style="text-align:center">√<b>Ordinance</b> Resolution Approval Information Report</p>	<p style="text-align:center">Bruce T. Moore City Manager</p>
<hr/> <p style="text-align:center"><b>SYNOPSIS</b></p>	<p>The request is a rezoning from the existing C-3, General Commercial District, and R-3, Single-Family Zoning District, to PD-C, Planned Development – Commercial, to allow for the redevelopment of the site with a 9,100 square-foot general merchandise retail store.</p>	
<p style="text-align:center"><b>FISCAL IMPACT</b></p>	<p>None.</p>	
<p style="text-align:center"><b>RECOMMENDATION</b></p>	<p>Staff recommends approval of the requested PD-C zoning. The Planning Commission voted to recommend approval of the PD-C zoning by a vote of 9 ayes, 0 nays and 2 absent.</p>	
<p style="text-align:center"><b>CITIZEN PARTICIPATION</b></p>	<p>The Planning Commission reviewed the proposed PD-C request at its May 15, 2014, meeting, and there were no registered objectors present. All property owners located within 200 feet of the site along with the John Barrow Neighborhood Association were notified of the Public Hearing.</p>	
<p style="text-align:center"><b>BACKGROUND</b></p>	<p>The site consists of six (6) lots located in the 3500 Block of John Barrow Road. Lots 4, 5 and 6 are currently zoned C-3, General Commercial District, and Lots 7, 8 and 9 are currently zoned R-3, Single-Family.</p>	

## **BACKGROUND**

The request is a rezoning from the existing C-3, General Commercial District, and R-3, Single-Family Zoning District, to PD-C, Planned Development – Commercial, to allow for the redevelopment of the site with a 9,100 square-foot general merchandise retail store and twenty-eight (28) parking spaces. The store hours of operation are from 8:00 AM to 9:00 PM daily. The applicant has made as a part of the application no alcohol sales will take place from this location.

As a separate item on this agenda there is also a request to abandon a ten (10)-foot platted alley which runs south from abandoned West 35<sup>th</sup> Street between Lots 4 – 6 and 7 – 9 Block 169 John Barrow Addition. There is an existing sewer line located in the alley which will be rerouted to Ludwig Street.

The site plan indicates the mechanical units will be located on the roof of the building and will be screened per typical ordinance standards. The cover letter states the dumpster will be screened per typical ordinance standard and the hours of dumpster service will be limited to daylight hours.

The applicant is requesting a variance to allow a reduction in the right-of-way dedication along Ludwig Street. The development is proposed as a commercial development which would typically require a dedication of right-of-way to thirty (30) feet from centerline. The developer is proposing a right-of-way dedication of twenty-five (25) feet from centerline. Staff is supportive of the right-of-way dedication as proposed as no access to the site will be taken from Ludwig Street.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.